

JUL 2 4 51 PM 1965

STATE OF SOUTH CAROLINA) RESTRICTIVE AND PROTECTIVE COVENANTS
) OLLIE PARTSWORTH
) R. M. C.
COUNTY OF GREENVILLE) FOR FARMETTE HEIGHTS

The restrictions and protective covenants hereinafter set forth shall apply to Lots Nos. 1 through 10, inclusive, of a subdivision known as "FARMETTE HEIGHTS", according to survey and plat by Carolina Engineering & Surveying Co., Greenville, S. C., dated December, 1964, and recorded in the R. M. C. Office for Greenville County in Plat Book "KKK", Page 17. These covenants are to run with the land and shall be binding on all parties and all persons owning the same until July 31, 1984, at which time the said covenants shall be automatically extended for successive periods of ten years each, unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

If the parties hereto or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for the present owners or any other person or persons owning any real estate situated within this subdivision to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant, and either prevent him or them from so doing or to recover damages for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

1. All of the numbered lots in this subdivision shall be residential lots only, and no building or structure shall be placed on any lot other than one detached single-family dwelling, together with one detached garage building for not more than two cars and one two stall barn, and there shall be no trailer, tent, shack, garage or other outbuilding used on any lot as a residence, either temporarily or permanently.

2. In no event shall any dwelling house be erected nearer than seventy-five (75) feet from the street line upon which the same faces, not nearer than fifty (50) feet from any interior lot line. Any detached garage or barn building shall be located on the rear one-fourth portion of the lot and not nearer than twenty-five (25) feet from any interior lot line.

3. The ground floor area of any dwelling house shall not be less than twelve hundred (1200) square feet, not including basements, open porches, garages and stoops, and no building shall be higher than two stories above ground level.

4. No lot shown on said plat shall be re-cut or re-subdivided.

5. No fences which exceed three feet in height shall be built, erected or moved upon the premises nearer than the established front building line.

6. Easements for installation and maintenance of utilities and drainage facilities are reserved as may be indicated on the plat and over the rear five (5) feet of each lot and along any interior lot line.

7. No obnoxious or offensive trade, signs or activity shall be carried on upon any lot in this subdivision, nor any conduct which constitutes a disturbance or nuisance shall be permitted. No commercial or manufacturing activity shall be allowed, and the storage, sale or advertising of alcoholic beverages is forbidden.

(Continued on next page)